

Nicely presented detached old stone farmhouse set on the edge of a small hamlet. This four bedroom property would be an ideal business project, it has barns...



## INFORMATION

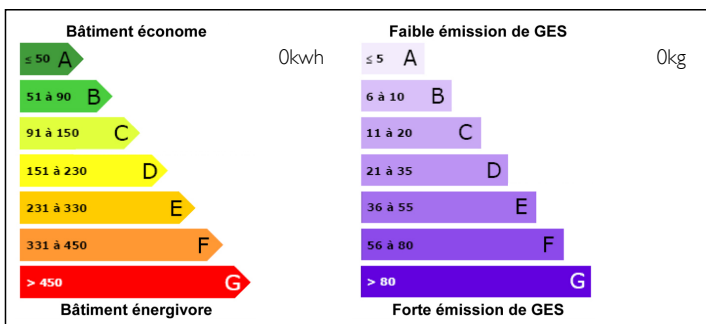
Town:	MONTAIGUT LE BLANC
Department:	Creuse
Bed:	4
Bath:	1
Floor:	0 m2
Plot Size:	43726 m2



## IN BRIEF

Excellent business opportunity or just as a family home, this is a super property for outdoor living in the Creuse. The detached house has 4 good sized bedrooms, a huge loft easily converted into a further bedroom and bathroom. Barns, garage, garden, land, barn with a building permit, set in a very quiet location. There are also paddocks and woodland, a must see property with lots of business potential if you needed extra income.

## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This old detached stone house with many original features has lots of business potential. It sits on the edge of a small hamlet in a very quiet situation with far reaching unspoiled views of the Creuse countryside.

The lounge has tiled floors and is a cosy setting with a woodburner for the winter evenings.

There is also a wood-burner in the large kitchen that could easily fit a huge family dining table. There is a downstairs bathroom.

Upstairs you find 4 good sized bedrooms with the most amazing views, also another set of stairs leading to a large loft area ready for conversion into further living space.

Oil-fired central heating. 3 phase electricity.

In addition to the house there are barns (one with a building permit) a garage, other outbuildings, 6 horse box/stables, paddocks for horses. Seating terrace at front and rear of the property.

Low taxes, in 4.38ha of land suitable for horses and other animals.

This property is a small holding but you could easily convert barns into further living accommodation e.g gites etc. There is permission to turn the extra woodland into grazing land.

Please ask if you require more information. This is a must see property - they are hard to find with so much land and opportunities for this price.

## LOCAL TAXES

**Taxe foncière: 435 EUR**

## NOTES